

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

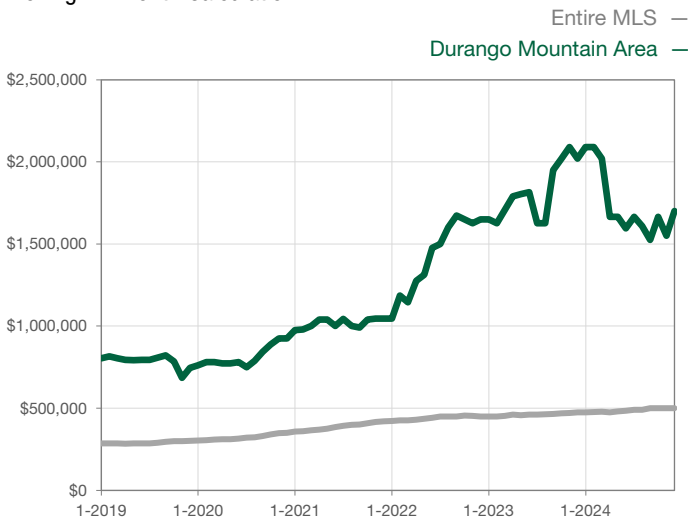
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	5	+ 400.0%	43	43	0.0%
Sold Listings	2	4	+ 100.0%	34	25	- 26.5%
Median Sales Price*	\$1,482,000	\$2,437,500	+ 64.5%	\$2,020,000	\$1,699,000	- 15.9%
Average Sales Price*	\$1,482,000	\$2,350,000	+ 58.6%	\$2,052,481	\$2,084,120	+ 1.5%
Percent of List Price Received*	97.6%	93.2%	- 4.5%	96.8%	95.9%	- 0.9%
Days on Market Until Sale	77	108	+ 40.3%	84	103	+ 22.6%
Cumulative Days on Market Until Sale	77	124	+ 61.0%	105	112	+ 6.7%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.9	5.0	+ 72.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	13	5	- 61.5%	138	151	+ 9.4%
Sold Listings	2	3	+ 50.0%	104	82	- 21.2%
Median Sales Price*	\$525,000	\$450,000	- 14.3%	\$519,500	\$705,000	+ 35.7%
Average Sales Price*	\$525,000	\$459,500	- 12.5%	\$652,971	\$786,059	+ 20.4%
Percent of List Price Received*	93.6%	91.0%	- 2.8%	97.7%	96.9%	- 0.8%
Days on Market Until Sale	172	48	- 72.1%	92	142	+ 54.3%
Cumulative Days on Market Until Sale	172	151	- 12.2%	93	154	+ 65.6%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	4.4	7.2	+ 63.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

